

## 166m<sup>2</sup> Office for Sale in Strovolos, Nicosia District

Third Floor Office for Sale in Strovolos, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center. Furthermore, the "Jumbo" and the European University of Nicosia are also a short drive away. ✖

Office for sale in Strovolos area, Nicosia. The office is located on the third floor and it is part of a building that consists of 6 offices and 2 apartments. The property has internal area of 166sqm and 20sqm of covered verandas. The office benefits of an exclusive right for 10 covered parking spaces at the bas...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>166</b>			Reference Number	<b>43244</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>1652</b>	Property type	<b>Office</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			View	<b>City view</b>

Amenities	Location
	<b>Location:</b> Strovolos      Region: <b>Nicosia</b> Coordinates: <b>35.154234344632 / 33.367205142628</b>

## Price: €450 000 + VAT

VAT for this property is **€28,572** or **€85,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€14 600.00</b> <b>€2 711.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€450 000 on Aug 9, 2024

